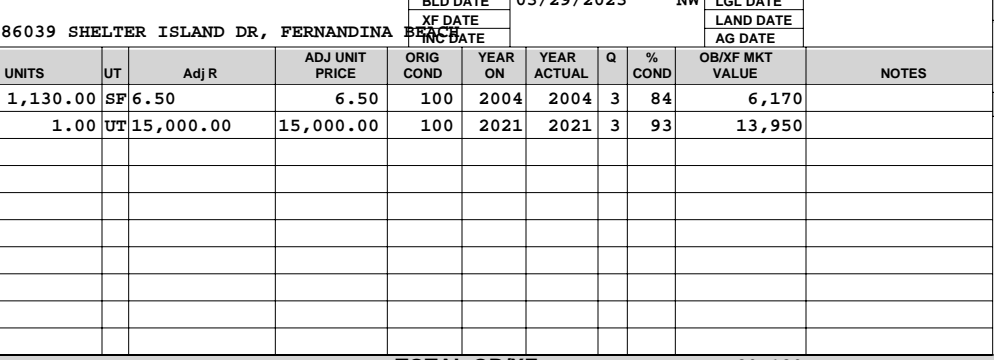


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4043.00
AREA TYPE	TOTAL GROSS AREA
	PCT OF BASE
	TOT ADJ AREA
	SUBAREA MARKET VALUE
BAS	3,502 100 3,502 440,491
FGR	594 55 327 41,131
FOP	158 30 47 5,912
FSP	424 40 170 21,383
TOTALS	4,678 4,046 508,916

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	4,046	108.2004	135.25	547,222	2004	2009	0	0	0	7.00	93.00
1 SNGL FAM - 100% - 2023 Heated Area: 3502 HX Base Yr 2023												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			508,916
TOTAL MARKET OB/XF VALUE			20,120
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			656,536
SOH/AGL Deduction			3,057
ASSESSED VALUE			653,479
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			603,479
TOTAL JUST VALUE			656,536
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			634,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0363869	NEW CONSTR	344,497	06/02/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/1066	7/14/2022	WD Q	Q	I	01	710,000
GRANTOR: JANIS JAMES S & HILLA						
GRANTEE: GARRICK GARTH						
2466/0028	5/27/2021	WD Q	Q	I	01	662,000
GRANTOR: MOSELEY JON A & VIRGI						
GRANTEE: JANIS JAMES S & HIL						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	1,130.00	SF	6.50	6.50	100	2004	2004	3	84	6,170	
2	0600	SUMMER KIT	0	100	0	1.00	UT	15,000.00	15,000.00	100	2021	2021	3	93	13,950	
TOTALS													20,120			

BUILDING NOTES												
BLD DATE 03/29/2023 NW LGL DATE												
XF DATE LAND DATE												
INC DATE AG DATE												

BUILDING DIMENSIONS												
BAS=[YR=2004] W31 S8 FSP=[YR=2004] W33 S4 E4 S4 E4 S8 E19 N2												
E2 N2 E2 N2 E2 N10\$ S10 W2 S2 W2 S2 W2 S2 W19 N8 W4 N4 W4 N4												
W10 S56 E8 S2 E8 N5 E8 FOP=[YR=2004] S4 E15 N10 W2 N2 W2 N2												
W7 S10 W4\$ E4 N10 E7 S2 E2 S2 E7 FGR=[YR=2004] S21 E12 N2 E18												
N19 W30\$ E30 N55\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500								